

## **MEETING RESULTS**

### **BOARD OF ADJUSTMENT CITY OF FORT LAUDERDALE**

**WEDNESDAY, June 14, 2000  
7:30 P.M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

### **A G E N D A**

**1. APPEAL NO. 00-15**

**APPLICANT:**

**CITY OF FORT LAUDERDALE/PUBLIC SERVICES (G.T.  
LOHMEYER WASTEWATER TREATMENT PLANT)**

**LEGAL:**

Section 14, Township 50, Range 42, acquired by Sun Oil Company under Deed Book 638, Page 302, Parcel 1, Parcel "A", and Parcel "B"

**ZONED:**

**U (Utilities District)**

**STREET**

**1765 Southeast 18<sup>th</sup> Street**

**ADDRESS:**

**Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-8.30 (Table of Dimensional Requirements)** - To permit a 12.6' foot front yard for a 1600 square foot addition, to an existing building, whereas the Code requires a minimum 25' front yard.

### **APPROVED (7-0)**

**2. APPEAL NO. 00-8**

**APPLICANT:**

**BRYAN CHALFANT**

**LEGAL:**

Birch Ocean Front Subdivision, P. B. 19, P. 26, Block 4, Lots 3, 12 and 13

**ZONED:**

**NBRA-Zoning District**

**STREET:**

**539 North Birch Road**

**ADDRESS:**

**Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-24.12 (A)** - Requesting a rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under **Sec. 47-20.15 (2)** to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only.

### **CONTINUED (7-0)**

**3. APPEAL NO. 99-57**

**APPLICANT:** LAUDERDALE LAND and FINANCE COMPANY  
and JAMES C. BRADY, ESQ.  
**LEGAL:** Bryans Subdivision of Blocks 5, 8, 19, P.B. 1, P. 18,  
Blocks 8, Lots 6-10, 15-19  
**ZONED:** RAC-WMU Zoning District  
**STREET:** 108 NW 7<sup>th</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-18.3E** -To permit outdoor automotive repairs (not enclosed in a building), where the Code requires that all automotive repairs shall be performed within an enclosed building.

**WITHDRAWN**

**4. APPEAL NO. 99-58**

**APPLICANT:** LAUDERDALE LAND and FINANCE COMPANY  
and JAMES C. BRADY, ESQ.  
**LEGAL:** Bryans Subdivision of Blocks 5, 8, 19, P.B. 1, P. 18  
Blocks 8, Lots 6-10, 15-19  
**ZONED:** RAC-WMU Zoning District  
**STREET:** 108 NW 7<sup>th</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** The Zoning Administrator's interpretation of **Sections 47-1.15 and 47-3.1** with Respect to uses within an enclosed building and non-conforming uses with respect to the existing outdoor car lifts classified as a legal non-conforming use.

**DENIED (4-3)**

**5. APPEAL NO. 00-23**

**APPLICANT:** NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY  
**LEGAL:** Parcel " A" Poinsettia Plat, Plat Book 114, Page 43, together with  
PARCEL " a" , Holiday Beach, Plat Book 27, Page 39  
**ZONED:** RMH-60-Residential Multifamily High Rise/High Density  
District  
**STREET** 3030 Holiday Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-18.13 (C) (2)-** To permit a one thousand (1,000) gallon above ground fuel/oil storage tank where the Code requires that an above-ground tank have a maximum capacity of five hundred fifty (550) gallons.

**CONTINUED (7-0)**

**6. APPEAL NO. 0024**

**APPLICANT:** **CUSHMAN and WAKEFIELD of FLORIDA**  
**c/o FED LAUD CORP.**  
**LEGAL:** "PROSPECT INDUSTRIAL and COMMERCIAL PARK",  
Plat Book 104, Page 17, of Block 3, Lot 7 and Lot 8  
**ZONED:** **CC-Commerce Center District**  
**STREET:** **5341 Northwest 33<sup>rd</sup> Avenue**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-18.12 (C) (2)** – To permit a two thousand two hundred (2,200) gallon above ground fuel/oil storage tank where the Code requires that an above-ground tank have a maximum capacity of five hundred (550) gallons.

**CONTINUED (7-0)**

**7. APPEAL NO. 00-25**

**APPLICANT:** **MANDR, LLC**  
**LEGAL:** "COLEE HAMMOCK", Plat Book 1, Page 17, Block 33,  
Lots 9 and 10  
**ZONED:** **CB- Community Business District**  
**STREET:** **1301 East Las Olas Boulevard**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 5.26 (b)** -Seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of two hundred fourteen (214) feet from another place of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises.

**APPROVED (7-0)**

**8. APPEAL NO. 00-26**

**APPLICANT:** **NORMAN SCHWARTZ, agent**  
**LEGAL:** "SEMINOLE FOREST", Plat Book 14, Page 16, Lots 16,  
17,18,19,20,21,22,23,24,25,26, and 27, of Block 1; together  
with Lots 25 and 26 of Block 9  
**ZONED:** **RMM-25-Residential Mid Rise Multifamily**  
**B-1-Boulevard Business District**  
**STREET:** **1315 West Broward Boulevard**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-18.7 (J) (2)**- To permit a **large** child day care facility with a dispersal of nine hundred (900) feet from a child day care facility in a residential district, where the Code requires that a proposed child day care facility in a non-residential district be fifteen hundred (1500) feet from an existing child day care facility or Social Service Residential Facility (SSRF) in a residential district.

**APPROVED (7-0)**

**9. FOR THE GOOD OF THE CITY.**

***The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:***

***<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>***

**GREG BREWTON  
ZONING ADMINISTRATOR**

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***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***